



SACRAMENTO COUNTY GENERAL PLAN 2030

General Plan Update 2030

*The Draft Plan and
How We Got Here*





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GENERAL PLAN 2030



The Sacramento County General Plan

Text with Policies and programs and Diagrams

- Blueprint for future development
- 25 year planning horizon
- Constitution for how the Board and Planning Commission will base land use decisions
- Subdivisions, public works projects and zoning decisions must be consistent with the General Plan

Mandated

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety

Additional

- Air Quality
- Public Facilities
- Hazardous Materials
- Agricultural
- Scenic Highway
- American River Parkway Plan



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GENERAL PLAN 2030

Key Themes of the 1993 General Plan

Land Use Element

- The Zoning Consistency Matrix
- Urban Policy Area (UPA) & the Urban Service Boundary (USB)
- Strong transportation/land use connection (i.e. Policy LU-14)
- Promoted compact, mixed use, pedestrian-friendly development
- Identified a number of new growth areas

The Circulation Element

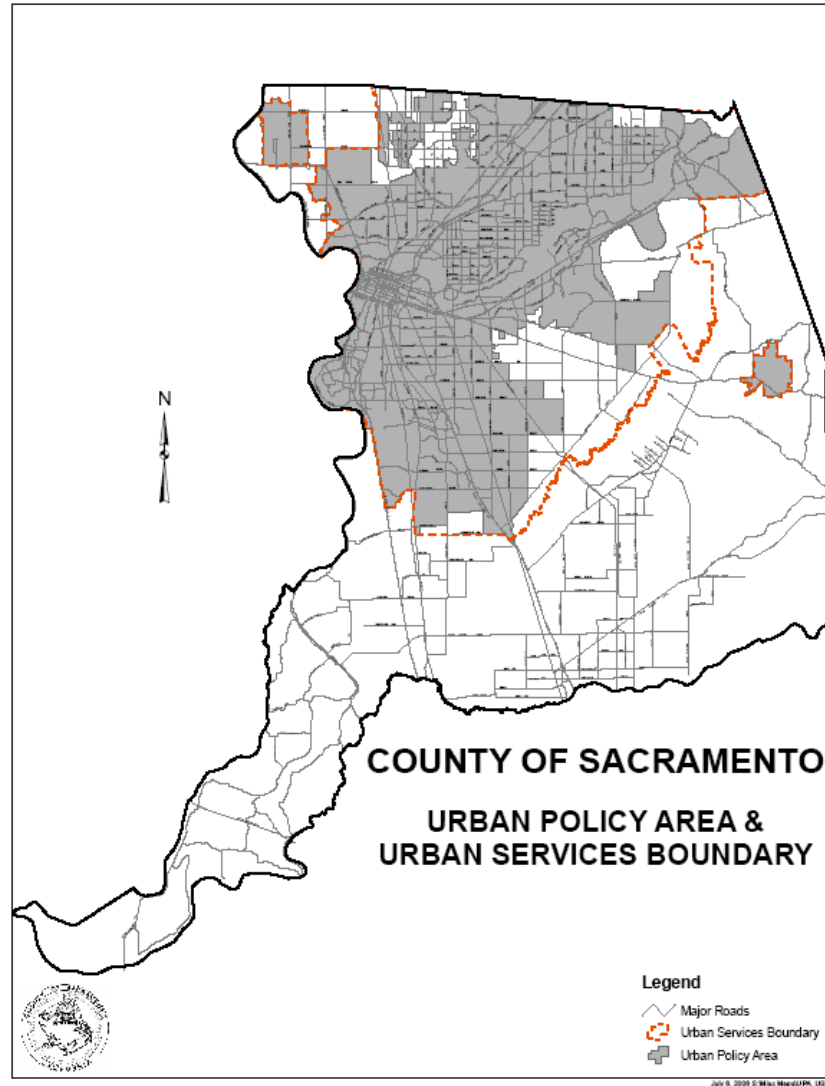
- Advocated for reduced automobile travel demand by promoting mixed use development throughout the County
- Set a Level of Service standard of LOS E for urban areas
- Strong policy support of transit, walking and biking





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Key Themes of the 1993 General Plan

The Conservation Element

- Water protection
- Protection of vernal pools, riparian areas and tree resources
- Mineral Resources

The Open Space Element

- The urban edge and natural area linkages
- Permanently protect, as open space, areas of natural resource value
- Permit developments clustering in urban areas to protect natural resources





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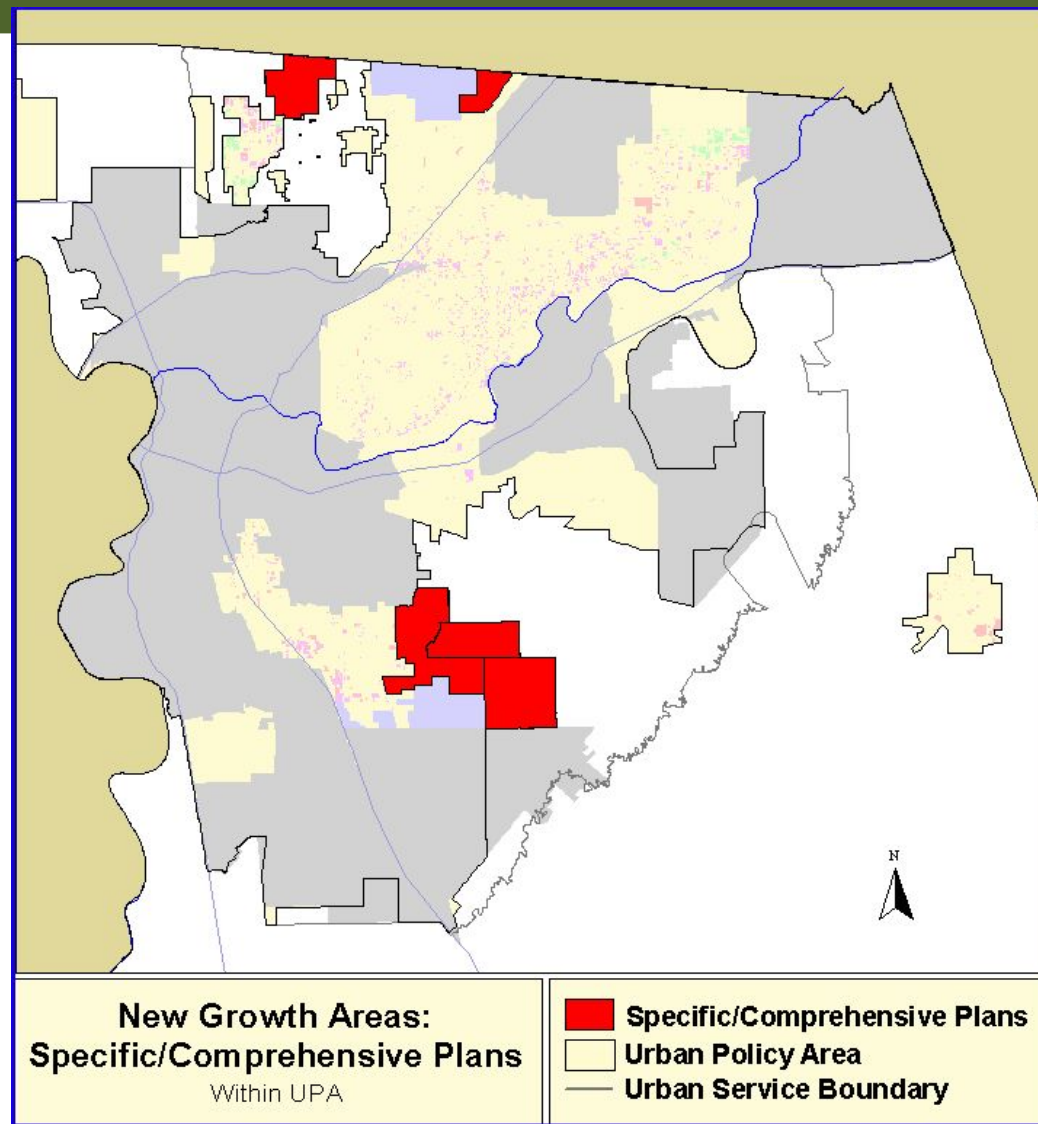
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New Growth Areas

from 1993 General Plan

- Vineyard Springs
- E. Antelope
- N. Vineyard Station
- Elverta
- Florin Vineyard Gap





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The Original Scope: “Mini-Update”

- 2025 timeframe
- “Tweaking” Policies
- Looking at Corridors and how to better implement the land-use transit linkage
- Refine the Open Space Vision diagram (taking into account the South Sacramento Habitat Conservation Plan)
- Focus on existing Communities
- **Did not anticipate additional growth areas**





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Early Analysis: Demand vs. Supply

	Projections	Percent
Unincorporated Area	29,879	42%
Rancho Cordova	40,727	58%
Total	70,606	100%

Growth Strategy	Acres	Housing Units Yield
Residential Infill Parcels	3,162	14,579
Ar-Residential Infill Parcels	383	304
Planned Communities	442	2,073
New Growth Areas	5,798	23,165
Ag & Ag-Res Zoned Parcels w/LDR	1,023	4,993
Total	10,808	43,285



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Update Work Program

- Project Initiation in 2002
- Public workshops with Board of Supervisors
- Focus Groups with community members
- Coordination with County Departments & Outside Agencies/Organizations
- Policy Analysis





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Blueprint Growth Allocation: Unincorporated County



2050 Regional Forecast:

- 154,600 new jobs
- 149,500 new dwelling units

*Should the County
accept this
2030 growth
assumption?*



2030 Regional Forecast:*

- 103,100 new jobs
- 99,700 new dwelling units



* Assuming two-thirds of the 2050 growth allocation.



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Blueprint Changed Project Focus and Scope

Lead to:

- Rethinking our growth management strategies
- Updating our Land Use Diagram to reflect these new strategies
- Updating our Transportation Plan to reflect these new land use assumptions
- **Change in update's scope = need for more public outreach**





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Recent Steps

- 10 Large Public Outreach Forums held in late Summer
 - Interactive Workshops (a la Blueprint / MTP)
- Report results/feedback given to Board on October 31, 2006
- Unveiled Draft General Plan on November 8, 2006
- Discussions with Board on key Land Use Themes since November





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Key Components of the Draft GP

- New growth management program
- Visioning process for the greater Jackson Area
- Updated most existing Elements:
 - Minor changes to Air Quality, Hazardous Materials, Public Facilities and Safety
 - More comprehensive updates to Agricultural, Circulation, Conservation, Human Services, Land Use, Noise and Open Space
- Created New Economic Development Element





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Built Environment Preservation & Enhancement

Focus on:

- Preserving Unique and Mature Communities
- Corridor and District Planning
- Community / Neighborhood Character and Sense of Place
- Decentralization of Services
- Encouraging Diverse but Compatible Land Uses





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Four Growth Management Strategies

1) Infill

- Vacant and Underutilized Parcels

2) Planned Communities

- Vineyard Springs
- North Vineyard Station
- Florin Vineyard Gap
- Elverta
- East Antelope

3) Corridor Planning

- 14 identified corridors

4) UPA Expansion

- West of Watt
- Easton
- Jackson Highway Corridor
- East of Grantline





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Growth Management Strategies: The numbers.....

	Existing	New Strategy
Infill	16,000	10,000-18,000
Corridors	2,000	17,000-21,000
Planned Communities	25,000	25,000-35,000
UPA expansion	0	31,500-47,000
Totals	43,000	~100,000





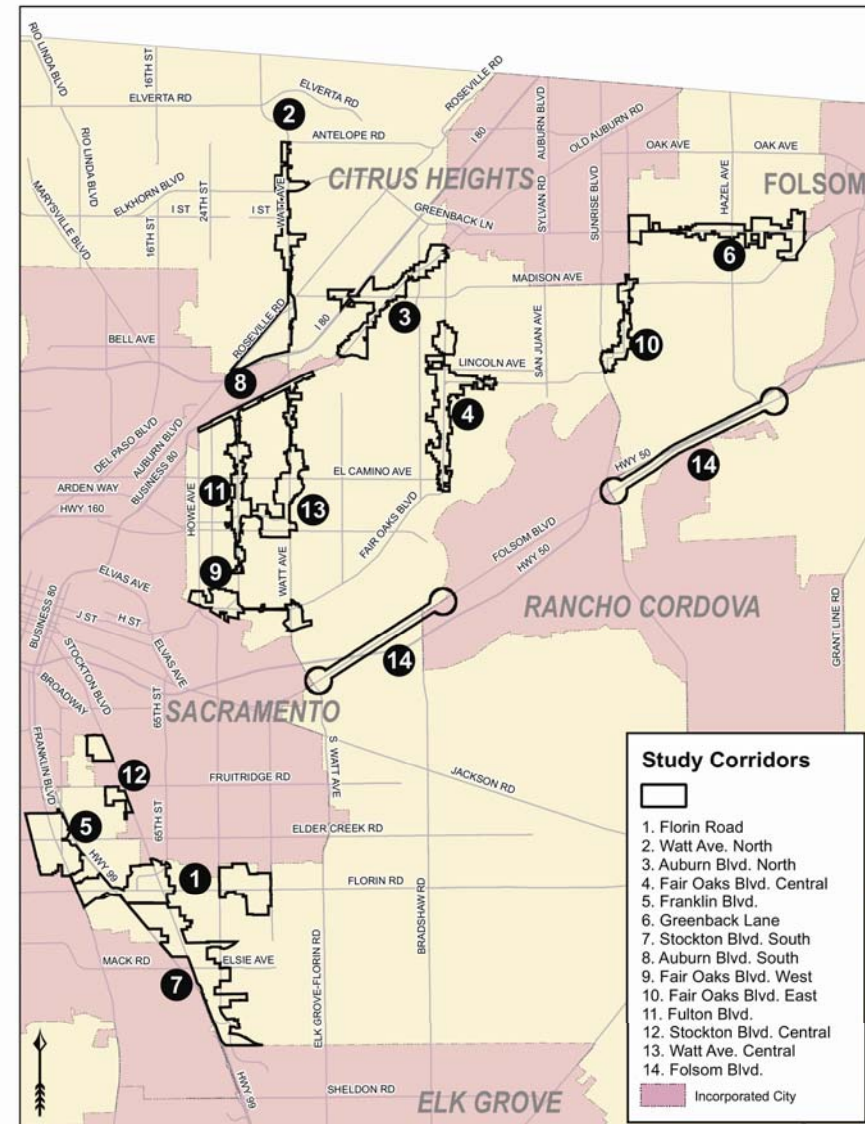
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Commercial Corridor Planning

Policy LU-12:

"It is the intent of the County to comprehensively plan for the 14 targeted commercial corridors..."

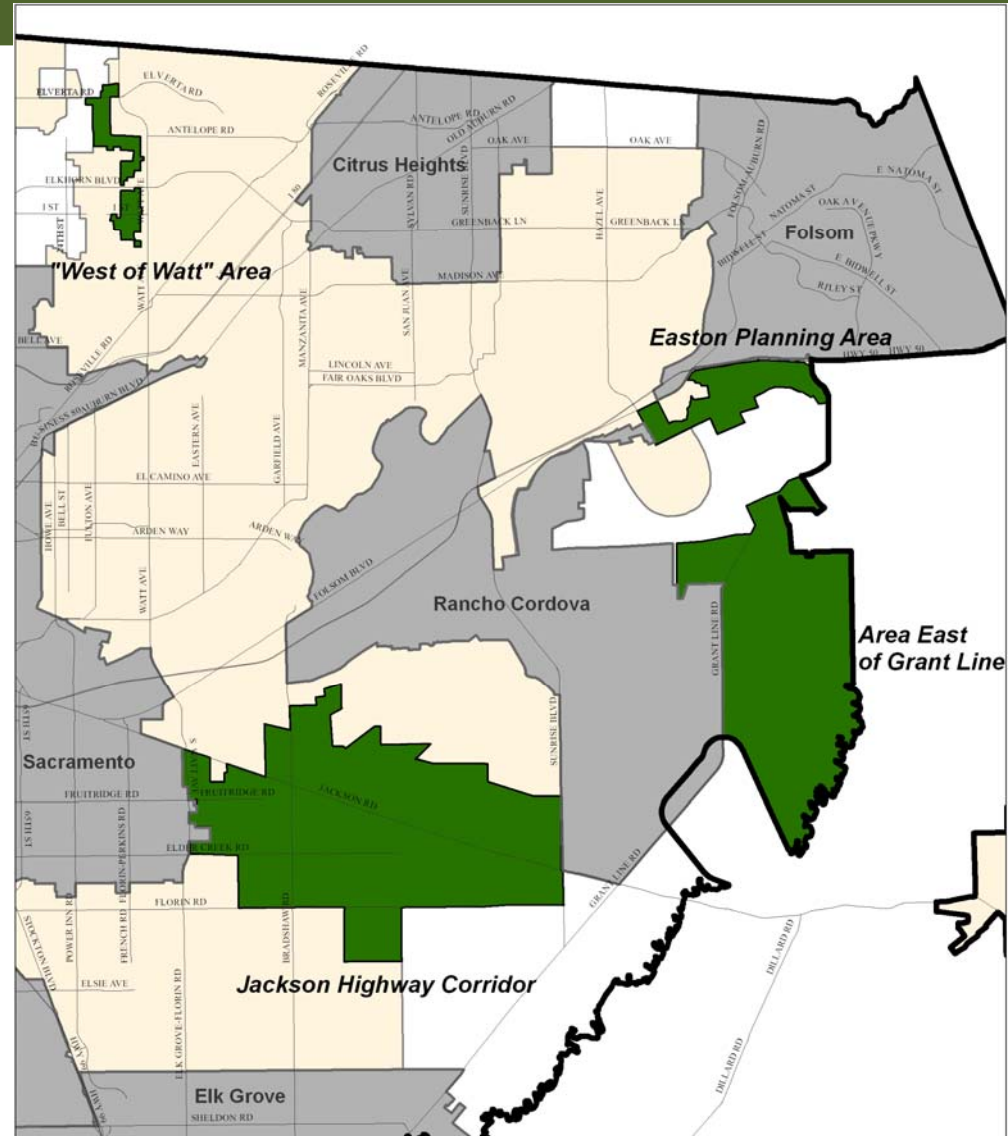




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New Growth Areas

- West of Watt
- Easton
- Jackson Highway
- East of Grantline



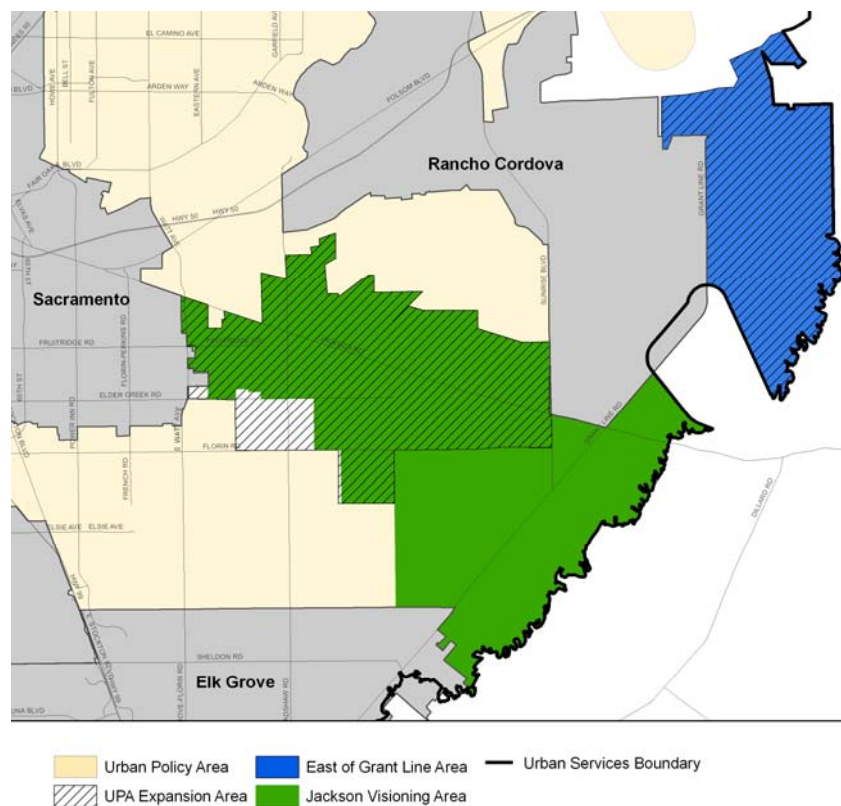


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Jackson Corridor Visioning Program

Provides Direction for:

- Planning consideration for new growth area
- Infrastructure Planning
- SSHCP Issues
- EG/RC/ED Connector
- Ag-Res buffer along Grant Line Road
- Economic Opportunities





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Transportation/Land Use Linkage and Revised LU-14

Policy LU-33 – Appropriate densities and intensities of new development near:

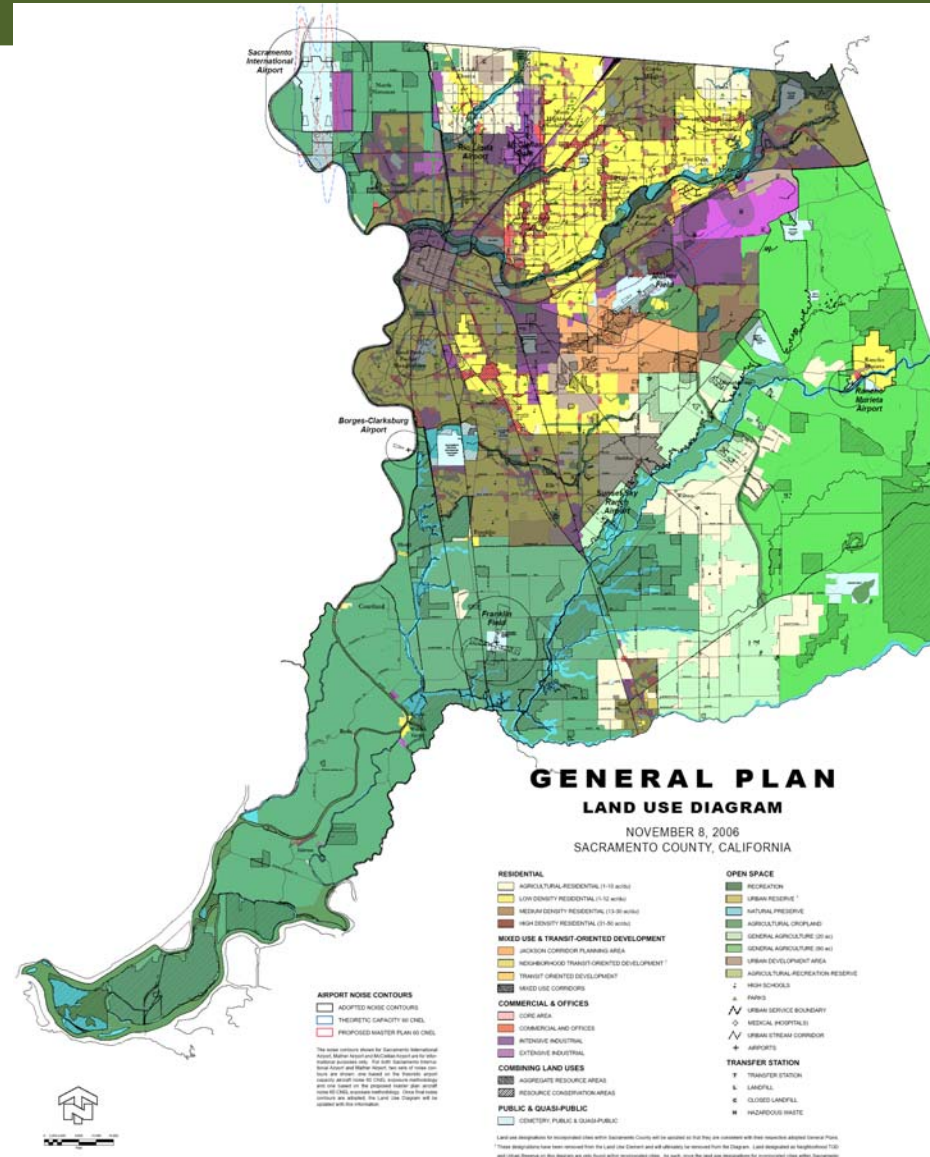
- Transit stops or nodes in commercial corridors,
- Bus Rapid Transit or Light Rail stations,
- Transit stops in new growth areas, or
- Opportunity sites identified in Regional Transit's Master Plan.



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Land Use Diagram

- New Growth Areas
- TODs
- Mixed Use Corridors
- Resource Conservation Areas
- Noise Contours





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Noise Element



Updated to:

- Condense and refine old standards; remove ambiguity
- Categorize policies by type of noise source to improve clarity and ease of use
- Improve consistency with County's Noise Ordinance
- Addresses roadway improvement projects and infill parcels
- Facilitate mixed use development
- Address new development within APPAs and 60 CNEL noise contours adopted for planning purposes





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Economic Development Element



Key Themes

- Balanced Mix of Land Uses
- Regional Sales Tax Strategy
- New Growth Areas
- Commercial Corridor Revitalization
- Agriculture and Agricultural Tourism
- McClellan Park and Mather Field
- Business Retention, Attraction, Development and Recruitment
- Sports, Tourism and the Arts





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Air Quality



- Worked with SMAQMD to consolidate and update policies
- Old AQ-15 – too difficult to implement
 - New policy (AQ-4) requires developments that exceed thresholds for ozone pollutants to submit an Air Quality Attainment plan to SMAQMD for approval
- Cool Communities strategies to reduce energy use and urban heat island affect





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Public Facilities



- Worked with SMUD, SRCSD, School Districts, Sac Public Library Authority, Fire Districts, Sheriff, numerous County departments
- Deleted out of date and excessive language
- Updated detailed information as necessary
- Minor policy changes in all sections





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Agricultural, Conservation and Open Space

Overall Theme:

Protection of Remaining Natural Resources and
Enhancement of Quality of Life

Purpose for Changes:

- Streamlining and Reformatting
- Ecosystem Approach
- Regulatory Environment
- Local Initiatives





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Agricultural Element

Key Themes:

- Importance of Agriculture
- Balance between Urban and Rural Land Uses

Updates Include:

- Protection of Important Farmland
- Agri-Tourism Program





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Open Space Element

Key Themes:

- Comprehensive Strategy for Open Space

Updates Include:

- Open Space Definition
- Open Space Vision Diagram
- New Policies for Trails and Greenbelts

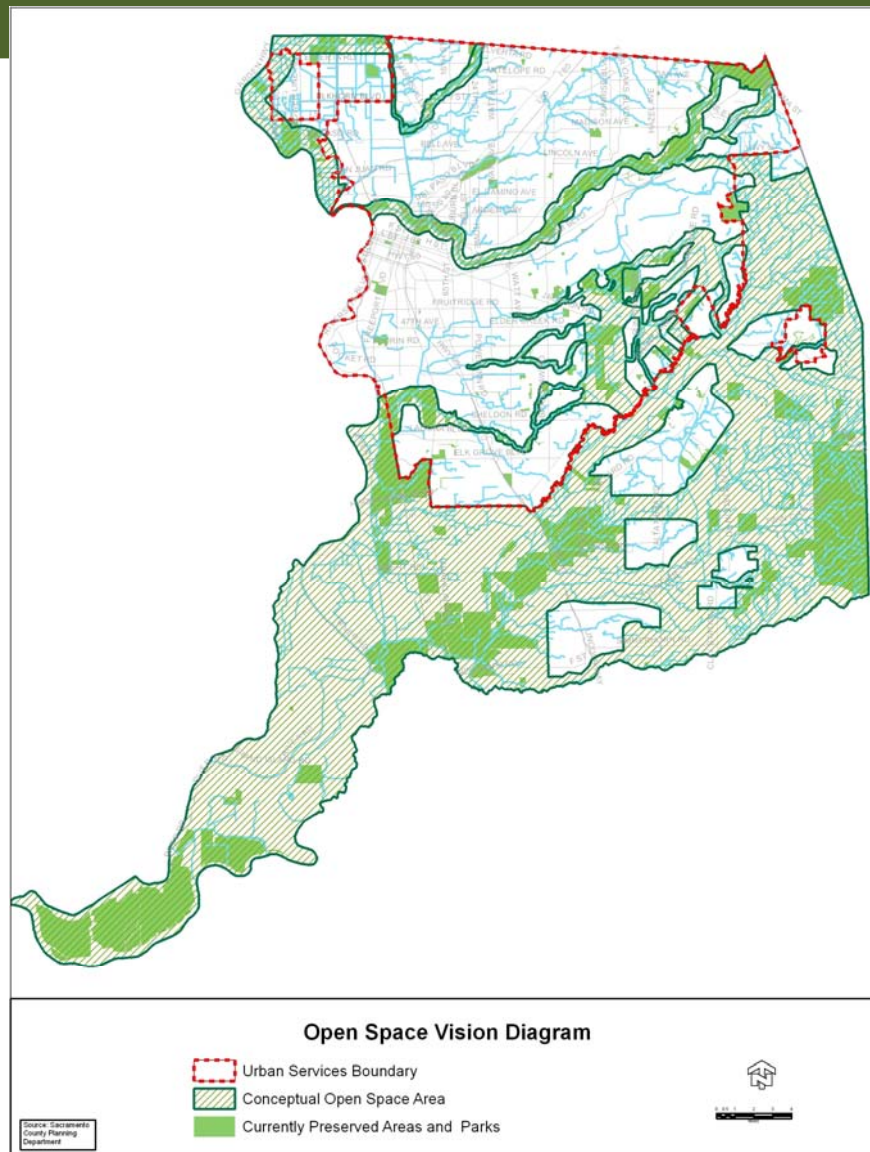




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Open Space Vision Diagram

- Existing and Protected Sites
- Parks
- Agricultural Lands
- Areas Where Future Conservation ***May Be Directed***





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Conservation Element

Key Themes:

- Holistic Approach to Conservation
- Reflect New Regulatory Environment and Local Initiatives





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Conservation Element

Updates Include:

- Water Supply, Quality and Conservation
- Habitat Protection and Management
- Stream and River Restoration and Management
- Protection of Floodplains
- Native Vegetative Habitats





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Upcoming Workshops

March 14, 2007

- Agriculture/Conservation Themes
- Land Use Themes
- Human Services Themes
- Economic Development Themes
- Mobility Themes

April 11, 2007 (Tentative Date)

- Final workshop on outstanding issues





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Next Steps / Timeline

- Environmental Review
- Public Adoption Hearings
- Adopted General Plan

